

**TREMONTON CITY CORPORATION  
PLANNING COMMISSION**

**June 28, 2016**

Members Present:

Robert Anderson, Chairman  
Ben Greener, Commission Member  
Arnold Eberhard, Commission Member  
Val Bennett, Commission Member  
Troy Forrest, Commission Member  
Micah Capener, Commission Member - excused  
Tom Stokes, Commission Member  
Bret Rohde, City Councilmember  
Steve Bench, Zoning Administrator  
Cynthia Nelson, Deputy Recorder

Chairman Robert Anderson called the Planning Commission Meeting to order at 5:26 p.m. The meeting was held June 28, 2016 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Robert Anderson, Commission Member Ben Greener, Commission Member Arnold Eberhard, Commission Member Val Bennett, Commission Member Troy Forrest, Commission Member Tom Stokes, City Councilmember Bret Rohde, Zoning Administrator Steve Bench, and Deputy Recorder Cynthia Nelson were in attendance. Commission Member Micah Capener was excused.

1. Approval of agenda:

**Motion by Commission Member Greener to approve the June 28, 2016 agenda.** Motion seconded by Commission Member Eberhard. Vote: Chairman Anderson – aye, Commission Member Greener, Commission Member Eberhard – aye, Commission Member Bennett – aye, Commission Member Forrest – aye, and Commission Member Stokes – aye. Motion approved.

2. Approval of minutes:

**Motion by Commission Member Bennett to approve the May 24, 2016 and June 14, 2016 minutes.** Motion seconded by Commission Member Stokes. Vote: Chairman Anderson – aye, Commission Member Greener, Commission Member Eberhard – aye, Commission Member Bennett – aye, Commission Member Forrest – aye, and Commission Member Stokes – aye. Motion approved.

3. New Business:

- a. Discussion and consideration of Chapter 1.26 Site Plan Permit, Building Orientation and Equipment Screening.

Zoning Administrator Bench stated Chapter 1.26 already included equipment screening but the wording has been changed. The new Dollar Tree store faces north away from Main Street. The City Council wanted changes in the chapter to state the front of businesses should face the street. The changes note the primary entrance and façade shall be oriented to face the street. The LUAB (Land Use Authority Board) can approve building entrances and primary façades to orient toward plazas, pedestrian ways but only when the elevation of the building that is oriented towards the street has architectural and landscaping elements and features that provide visual interest to the side that faces the street.

City Councilmember Rohde said he likes the changes and additions to the chapter. The reason the Council wanted the orientation specified was to ensure that buildings are aesthetically attractive to people driving through town.

Zoning Administrator Bench noted that Dollar Tree made changes to the back of their building to make it more attractive but they were too far into the process to change the orientation of the building to face Main Street. They added an archway in the back and added faux columns. There will also be wire on the back for ivy to grow and additional landscaping in the back.

The chapter also requires parapet walls or screening to block mechanical equipment. There was an addition to allow equipment to be painted to match the building.

Dollar Tree did not want to put windows in the back for security reasons. The rest of the buildings in Tremont Center will face Main Street or they will have windows on the back and look good.

#### 4. Adjournment

**Motion by Commission Member Bennett to adjourn the meeting.** Motion seconded by Commission Member Stokes. The meeting adjourned at 5:37 p.m.

The undersigned duly acting and appointed Recorder for Tremonton City Corporation hereby certifies that the foregoing is a true and correct copy of the minutes of the Planning Commission held on the above referenced date. Minutes were prepared by Cynthia Nelson.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2016.

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Linsey Nessen, ACTING RECORDER

\*Utah Code 52-4-202, (6) allows for a topic to be raised by the public and discussed by the public body even though it was not included in the agenda or advance public notice given; however, no final action will be taken.